



Zoning Case No. C14-2012-0108

STREET DEED

STATE OF TEXAS

§

COUNTY OF TRAVIS

§

§

KNOW ALL MEN BY THESE PRESENTS

That Equinox Power Systems, Inc., hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to Grantor in hand paid by the City of Austin, Texas, P.O. Box 1088, Austin, Texas 78767-8828, the receipt and sufficiency of which is hereby acknowledged and confessed, and for which no lien, expressed or implied, is retained, have this day Granted, Sold and Conveyed, and by these presents do hereby Grant, Sell and Convey, unto the said City of Austin, a municipal corporation situated in Travis County, Texas, for street purposes, the following described property:

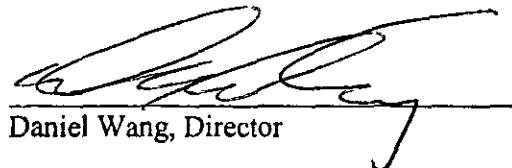
A 0.208 acre tract of land out of the Jose Antonio Navarro Seven League Grant, Abstract No. 18, in Travis County, Texas, said tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this deed.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said City of Austin, its successors and assigns forever; and Grantors, whether one or more, do hereby bind themselves, their executors, administrators, successors and assigns, to warrant and defend the property against every person whomsoever lawfully claiming or to claim the same or any part hereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the 6th day of December, 2012.

GRANTORS:

EQUINOX POWER SYSTEMS, INC.



Daniel Wang, Director

EQUINOX POWER SYSTEMS, INC.



Farid Agahi, Director

THE STATE OF TEXAS

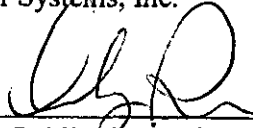
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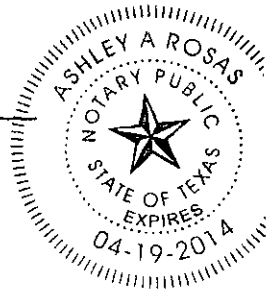
COUNTY OF TRAVIS

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This instrument was acknowledged before me on this the 1st day of December, 2012, by Daniel Wang, Director of Equinox Power Systems, Inc.


Notary Public, State of Texas



THE STATE OF TEXAS

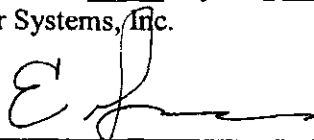
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COUNTY OF TRAVIS

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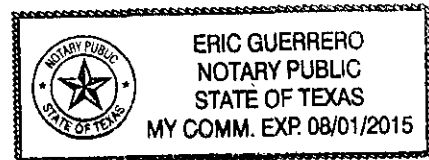
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This instrument was acknowledged before me on this the 7th day of December, 2012, by Farid Agahi, Director of Equinox Power Systems, Inc.



Notary Public, State of Texas

Address of Grantors:
Daniel Wang
12029 Springs Head Loop
Austin, Texas 78717

Farid Agahi
10511 Floral Park Drive
Austin, Texas 78759



APPROVED AS TO FORM:


Chad Shaw
Assistant City Attorney
City of Austin

AFTER RECORDING RETURN TO:
City of Austin
Law Department
P.O. Box 1088
Austin, Texas 78767-1088
Attn: J. Collins, Paralegal

HOLT CARSON, INC.**PROFESSIONAL LAND SURVEYORS****1904 FORTVIEW ROAD****AUSTIN, TEXAS 78704****TELEPHONE: (512) 442-0990****FACSIMILE: (512) 442-1084****www.hciaustin.com****"EXHIBIT _____"*****RIGHT-OF-WAY DEDICATION***

FIELD NOTE DESCRIPTION OF 0.208 ACRE OF LAND OUT OF THE JOSE ANTONIO NAVARRO SEVEN LEAGUE GRANT, ABSTRACT NO. 18, IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN (16.761 ACRE) TRACT OF LAND AS CONVEYED TO EQUINOX POWER SYSTEMS, INC. BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2012130205 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at a ½" iron rod found in the East right-of-way line of Ross Road, same being a point in the West line of that certain (20.94 acre) tract of land as described by metes and bounds in deed to GAB Partners, Inc., recorded in Document No. 2005225713 of the Official Public Records of Travis County, Texas, same being the most Northwesterly corner of that certain (0.206 acre) tract of land as conveyed to the City of Austin by Street Deed recorded in Document No. 2005227644 of the Official Public Records of Travis County, Texas, and for the Southwest corner of that certain (16.761 acre) tract of land as conveyed to Equinox Power Systems, Inc. by General Warranty Deed recorded in Document No. 2012130205 of the Official Public Records of Travis County, Texas, and being the Southwest corner and **PLACE OF BEGINNING** of the herein described tract, and from which a ½" iron rod with a plastic cap imprinted "Lenz" found at the intersection of the West right-of-way line of Ross Road and the South right-of-way line of Pearce Lane bears, S 29 deg. 51'34" W 320.25 ft. and S 31 deg. 40'26" W 102.90 ft.;

THENCE with the East right-of-way line of Ross Road and with the West line of said Equinox Power Systems (16.761 acre) tract, **N 29 deg. 52'47" E 1292.58 ft.** to a ½" iron rod found at the Northwest corner of said Equinox Power Systems (16.761 acre) tract, same being the Southwest corner of Lot 3, Block "D", Berdoll Farms Phase One, Section One, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 200100186 of the Official Public Records of Travis County, Texas and for the Northwest corner of the herein described tract to be re-zoned, and from which a capped iron rod found in the West right-of-way line of Ross Road at the Northeast corner of that certain (28.455 acre) tract of land as conveyed to Del Valle I.S.D. by deed recorded in Volume 9117, Page 846 of the Real Property Records of Travis County, Texas bears, N 60 deg. 14'15" W 99.70 ft.;

end of Page 1

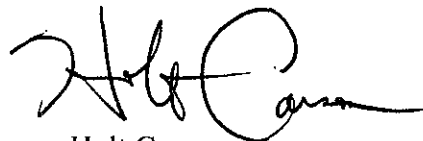
0.208 Acre – Right-of-Way Dedication

THENCE leaving the East right-of-way line of Ross Road with the North line of said Equinox Power Systems (16.761 acre) tract, and the South line of Block "D", Berdoll Farms Phase One, Section 1, **S 59 deg. 51' 12" E 7.02 ft.** to a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." for the Northeast corner of this tract, and from which a ½" iron rod with a plastic cap imprinted "T.J. Dodd" found at and angle corner of Lot 12, Block "D", Berdoll Farms Phase One, Section 1, same being the Northwest corner of Lot 5, Block "D", Meadows at Berdoll Phase One, Section 1, a subdivision in Travis County, Texas, according to the map of plat thereof recorded in Document No. 200200288 of the Official Public Records of Travis County, Texas, also being the Northeast corner of said Equinox Power Systems (16.761 acre) tract bears S 59 deg. 51' 12" E 558.40 ft.;

THENCE crossing the interior of said Equinox Power Systems (16.761 acre) tract with the East line of this tract, **S 29 deg. 52' 47" W 1292.57 ft.** to a capped iron rod found (marked "RPLS 4758") in the South line of said Equinox Power Systems (16.761 acre) tract for the Northwest corner of Lot 1, Pearce Gardens, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 200600243 of the Official Public Records of Travis County, Texas and for the Northeast corner of said City of Austin (0.206 acre) tract, and being the Southeast corner of this tract, and from which a ½" iron rod found for the Northeast corner of said Lot 1, Pearce Gardens, bears S 59 deg. 53' 51" E 557.47 ft.;

THENCE with the South line of said Equinox Power Systems (16.761 acre) tract and with the North line of said City of Austin (0.206 acre) tract, **N 59 deg. 53' 51" W 7.02 ft.** to the **PLACE OF BEGINNING** and containing **0.208 acre** of land.

PREPARED: November 26, 2012



Holt Carson

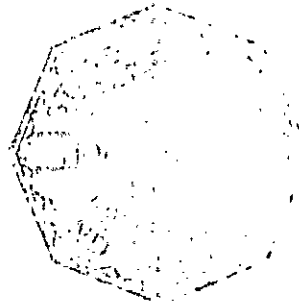
Registered Professional Land Surveyor No. 5166

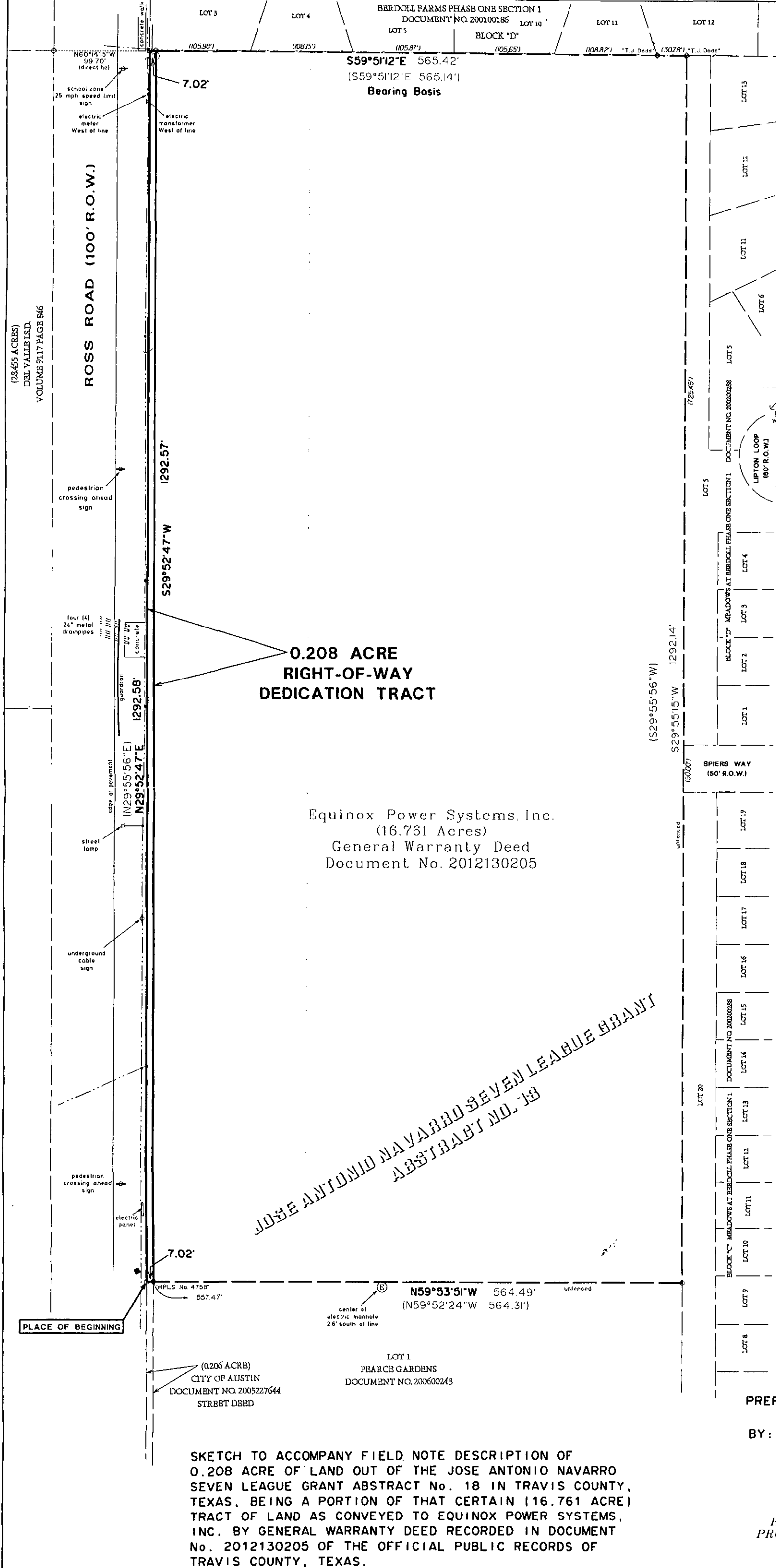
see accompanying sketch: A 895104

REFERENCES:

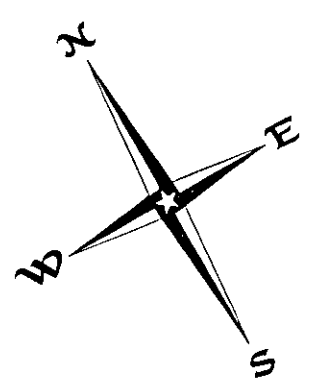
TCAD Parcel No. 03 3043 01 21

City of Austin Grid: Q14





SCALE: 1" = 100'



Legend

- ⊙ 1/2" Iron Rod Found
- ⊠ 1/2" Iron Rod Found with plastic cap as noted hereon
- 1/2" Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- ⊕ Sanitary Sewer Manhole
- Ⓣ Telephone Manhole
- ⊕ Sign as noted hereon
- Wood Board Fence
- Overhead Utility Line (Record Bearing and Distance)

(28.455 ACRES)
DEL VALLE L.S.D.
VOLUME 9117 PAGE 846

ROSS ROAD (100' R.O.W.)

0.208 ACRE
RIGHT-OF-WAY
DEDICATION TRACT

Equinox Power Systems, Inc.
(16.761 Acres)
General Warranty Deed
Document No. 2012130205

JOSE ANTONIO NAVARRO SEVEN LEAGUE GRANT
ABSTRACT NO. 18

PREPARED: November 26, 2012

BY: *Holt Carson*

Holt Carson
Registered Professional Land
Surveyor No. 5166

HOLT CARSON, INCORPORATED
PROFESSIONAL LAND SURVEYORS
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990

SKETCH TO ACCOMPANY FIELD NOTE DESCRIPTION OF
0.208 ACRE OF LAND OUT OF THE JOSE ANTONIO NAVARRO
SEVEN LEAGUE GRANT ABSTRACT No. 18 IN TRAVIS COUNTY,
TEXAS, BEING A PORTION OF THAT CERTAIN (16.761 ACRE)
TRACT OF LAND AS CONVEYED TO EQUINOX POWER SYSTEMS,
INC. BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT
No. 2012130205 OF THE OFFICIAL PUBLIC RECORDS OF
TRAVIS COUNTY, TEXAS.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Dec 28, 2012 03:24 PM

2012220595

HAYWOODK: \$46.00

Dana DeBeauvoir, County Clerk

Travis County TEXAS

Recorders Memorandum-At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.